008.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	837,600 / 837,600
					USE VALUE:	837,600 / 837,600
					ASSESSED:	837,600 / 837,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		FREEMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARCHAMBEAULT JAMES H ETAL
Owner 2:	ARCHAMBEAULT JANE B
Owner 3:	
Street 1:	40 BLAKE ROAD
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,009 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2200 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3009.000	429,400		408,200	837,600
Total Card	0.069	429,400		408,200	837,600
Total Parcel	0.069	429,400		408,200	837,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.73 | /Parcel: 380.7

Legal Description

User Acct 7423

GIS Ref

GIS Ref

Insp Date 10/21/17

Entered Lot Size

Total Land:

Land Unit Type:

!798!

PREVIOUS ASSESSMENT

Parcel ID 008.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	429,600	0	3,009.	408,200	837,800	837,800	Year End Roll	12/18/2019
2019	104	FV	336,100	0	3,009.	433,700	769,800	769,800	Year End Roll	1/3/2019
2018	104	FV	336,100	0	3,009.	316,400	652,500	652,500	Year End Roll	12/20/2017
2017	104	FV	315,700	0	3,009.	275,500	591,200	591,200	Year End Roll	1/3/2017
2016	104	FV	315,700	0	3,009.	234,700	550,400	550,400	Year End	1/4/2016
2015	104	FV	282,100	0	3,009.	229,600	511,700	511,700	Year End Roll	12/11/2014
2014	104	FV	282,100	0	3,009.	188,800	470,900	470,900	Year End Roll	12/16/2013
2013	104	FV	293,200	0	3,009.	179,600	472,800	472,800		12/13/2012

PRINT

Date	Time
12/10/20	16:31:02

LAST REV

Date	Time
01/18/18	10:55:34

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 798

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	964-111		1/1/1983		98,000	No	No		Y

USER DEFINED

Prior Id # 1:	7423
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/26/2016	2105	Redo Bas	1,000	C				
7/9/2015	920	Renovate	5,000					
7/9/2015	919	Renovate	5,000					
6/17/2015	691	Manual	6,500		6/17/2015			Remove cast iron p
6/17/2015	690	Manual	6,500		6/17/2015			Remove cast iron p
10/21/2014	1400	Manual	2,100					Insulation, blown

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2017	MEAS&NOTICE	HS	Hanne S
3/31/2009	Inspected	189	PATRIOT
4/13/2000	Inspected	276	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3009		Sq. Ft.	Site		0	80.	1.70	1									408,215						408,200	

Total AC/HA: 0.06908 | Total SF/SM: 3009 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 408,215 | Spl Credit | Total: 408,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	6 - Stucco	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12727273
Const Adj.:	0.97903168
Adj $ / SQ:	187.618
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	622332
Depreciation:	192923
Depreciated Total:	429409

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4		Baths: 2					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

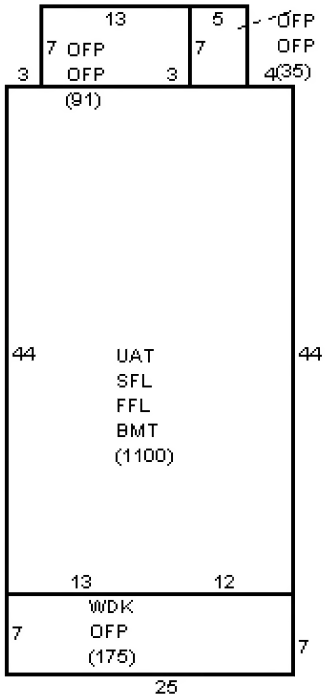
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	187.62
Special Features:	0	Val/Su Net:	102.80
Final Total:	429400	Val/Su SzAd	195.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	56.290	61,914
FFL	First Floor	1,100	187.620	206,380
SFL	Second Floor	1,100	187.620	206,380
OFP	Open Porch	427	19.940	8,513
UAT	Upper Attic	275	75.050	20,638
WDK	Deck	175	11.470	2,007
	Net Sketched Area:	4,177	Total:	505,832
Size Ad	2200	Gross Are	5002	FinArea 2200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

008.0-0003-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	